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April 6, 1995

Catellus Development Corporation
1065 North PacifiCenter Drive
Suite 200
Anaheim, California 92806

Attention: Mr. David Drake
Manager of Construction

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START

Summary
Site Characterization Activities
Central Parcel, Sorenson Drive and Burke Street
Santa Fe Springs, California
For: Catellus Development Corporation

I. INTRODUCTION

Dames & Moore is pleased to present this summary of site characterization activities at the Central Parcel, Santa Fe Springs (site). The site is a former new car preparation facility in Santa Fe Springs, California. The property is a rectangular-shaped parcel that occupies approximately 18 acres.

II. SUMMARY OF ENVIRONMENTAL ACTIVITIES CONDUCTED TO DATE

The reports summarized below address investigations of the original 40-acre property. The previous environmental investigations were performed by McLaren, Converse Environmental West (Converse), Petroleum Industry Consultants, Inc. (PIC), and Geosec.

As the property was developed, it was divided into four properties, the LaSalle, Central, North Central, and Multitenant properties. Many of the investigative activities occurred on the 18-acre property known as the Central property. The LaSalle property (now occupied by Spicer), located at 12310 Slauson Avenue, occupies approximately 10 acres at the eastern portion of the original 40-acre property. The Central property (the "site"), located between the Multitenant property and the LaSalle property at 12140 Slauson Avenue, occupies approximately 18 acres. The Multitenant property, in the northwest corner of the 40-acre parcel, is located at the intersection of Slauson Boulevard and Sorenson Avenue and occupies approximately 9 acres. The North Central property is located north of Burke Street between the Multitenant property and the LaSalle (Spicer) property.

The Administration Building, parking areas, Sako's restaurant, and portions of the Uniform and Maintenance Building and Import Installation Facility were observed on the Multitenant property in aerial photographs. All other known operations related to the preparation of new automobiles were observed to have occurred on portions of the Central and LaSalle properties. The majority of these operations were observed to occur on the Central property.

August 29, 1963: Compaction Report by Western Laboratories

A letter report that refers to "Parking Lot and Test Track" compaction report prepared by Western Laboratories and dated August 29, 1963 indicated the subject property was previously undeveloped and covered with native vegetation. In 1963, the vegetation was removed and the site was graded in preparation for an asphalt-covered parking area. The top 6 to 12 inches of native soil was compacted to 90 %. Fill soils consisting of silt and sand were placed in 4 to 6-inch lifts where necessary and compacted. Depth of fill materials ranged from 0.6 to 5.0 feet. No indication that contamination or evidence of contamination during excavation/fill operations was noted in the report.

March 31, 1988: Tank Removal Geologic Report by Petroleum Industries Consultants, Inc.
Petroleum Industries Consultants (PIC) prepared this report for Chrysler Motors New Car Prep Center. Colorado Pacific Constructors, Inc. removed 10 USTs and 7 concrete clarifiers from the Nu Car Prep Center on March 16 and 17, 1988. PIC was contracted to provide personnel to conduct a visual inspection of lithology, recover soil samples from the bottom of tank excavations, oversee laboratory testing of the soil samples, supervise the excavation operations, and prepare a report. According to the PIC report, one 10,000-gallon gasoline UST (T-3), two 6,000-gallon gasoline USTs (T-7, LaSalle property), two service pump islands (T-1 and T-3), two 3,000-gallon gasoline USTs (T-1), five 550-gallon waste oil USTs (T-5 and T-6), and seven concrete clarifiers (CL-1 through CL-7) of various capacities were removed (Plate 3). Visual and olfactory evidence of soil contamination was observed at three of the tank locations and two of the clarifier locations (T-1, T-5, T-6, CL-2, and CL-5).

PIC collected 30 soil samples during the removal of the USTs and clarifiers on March 16 and 17, 1988. Two soil samples were collected at two feet below the base of each of the gasoline USTs and pump islands and analyzed for total petroleum hydrocarbons (TPH) by EPA method 8015 (modified for gasoline). One soil sample was collected at two feet below the base of each waste oil UST and clarifier and analyzed for TPH by EPA method 418.1. Two of three samples from the spoils piles were analyzed for TPH by EPA method 8015 and one sample was analyzed for TPH by EPA method 418.1. Laboratory results indicated elevated levels of

TPH for seven samples from the five sample locations mentioned above (T-1, T-5, T-6, CL-2, and CL-5).

PIC returned to the site on March 21 through 25, 1988 to excavate additional soil and collect additional samples. PIC reported that soil in the five locations (T-1, T-5, T-6, CL-2, and CL-5) was removed until the soil no longer exhibited visual or olfactory evidence of contamination. Nineteen soil samples from the walls and base of the excavations were analyzed for TPH by either EPA method 418.1 or 8015 modified. PIC concluded that "substantially all contaminated soil had been removed from impacted sites at the facility" and that all final samples exhibited TPH concentrations of 42 milligrams per kilogram (mg/kg) or less except for one sample. The sample in which 42 mg/kg TPH was detected was sample P24-B, collected from the vicinity of the four waste oil USTs removed west of the mechanical warranty and service building (Building L). The sample in which 110 mg/kg TPH was detected was sample P3-B, collected from within the UST excavation south of the uniform and maintenance building (Building B).

PIC had the samples analyzed for TPH only. PIC also composited several samples from the same excavation, possibly diluting the samples before the analysis. Based on information related to operating practices at the subject property such as the use of solvents for degreasing and the disposal of all floor washdown and carwash discharge water to the sewer, it appears that petroleum hydrocarbons were probably not the only chemicals disposed into waste oil tanks and clarifiers at the subject property. MSDS forms prepared for products used at the subject property indicate that oils, metals and solvents were handled at the facility. Agency inspection records filed by the Los Angeles County Sanitation Districts and the Los Angeles County DHS indicate that VOCs such as PCE, TCE, methyl-ethyl-ketone, and acetone and metals were also used onsite. The TPH analyses may be adequate for detection of TPH in soils surrounding USTs, but was not adequate to detect other chemicals (such as metals, VOCS, and SVOCs) that were used onsite and possibly disposed into the onsite waste oil tanks and clarifiers.

May 6, 1988: Results of Limited Field Investigation by McLaren Environmental Engineering

This report was prepared for Catellus by McLaren Environmental Engineering (McLaren). McLaren performed this limited investigation to evaluate if chemicals were present in the soil as a result of past operating practices (specifically to evaluate the presence of petroleum hydrocarbons in the hoist area of Building L and the depth and concentration of chemicals in the paint spill area of Building J). McLaren excavated five hand auger borings on the property

(Plate 3) to evaluate the potential for soil contamination in a limited portion of the site. Four of the borings (C-1 through C-4) were performed within excavations created by the removal of hoists from the mechanical warranty building. Only one sample from each of these borings was collected for analysis. Soil sample depths in borings C-1 through C-4 ranged from 5 to 7.5 feet below ground surface (bgs). One additional hand auger was drilled adjacent to the floor drain within the paint building (C-5). Soils from 0.5 and 7 feet bgs were collected from boring C-5.

McLaren field personnel observed stained and odorous soil and concrete in the hoist area. They assumed that soil was stained due to petroleum hydrocarbons such as oil and grease. Analytical results indicated less than 10 mg/kg TPH, the detection limit for the analysis of samples collected from borings C-1 through C-4. No analyses for metals or VOCs were performed on samples from the hoist area.

A sample from boring C-5, drilled near the floor drain in the paint area, was analyzed for metals and halogenated organic compounds. McLaren reported the presence of metals at concentrations within normal ranges for native soils and 30.0 micrograms per kilogram (μg/kg) of trichloroethene (TCE) in C-5 at 0.5 feet.

McLaren concluded that visual observation of petroleum hydrocarbons in the soils within the hoist excavations was made but that hydrocarbons were not detected during analysis of the soil samples and that the 0.03 ppm of TCE detected in the soil beneath the paint area was relatively low concentration. Because no TPH was detected in samples collected from visibly oily soils, the sampling technique may have been inappropriate or the validity of the laboratory data may have been questionable.

<u>October 28, 1988: Tank Excavation and Removal Report by Geosec</u>

Geosec was contracted to observe the removal of two USTs (T-8) discovered by Catellus while the buildings were being razed and the property graded in October, 1988. The two USTs (T-8) were located west of and adjacent to carwash A (Building H). Geosec observed the removal of the two 550-gallon USTs from the property on October 20, 1988. They reported that the two USTs were constructed of steel and that the former contents were unknown as there were no available records for the USTs. Based on the odors emanating from the USTs, Geosec suggested that the contents could have been paint thinner. One soil sample was collected from 2 feet below the base of each UST by placing a sample into a glass jar with a hand trowel (i.e. a disturbed sample).

Samples were analyzed for TPH as gasoline and BTEX by EPA methods 8015 (modified) and VOCs by EPA method 8020. TPH and BTEX were not detected in the samples. Geosec concluded that no soil contamination was present beneath either UST. However, the sample collection method was not appropriate for the analyses performed because the use of a hand trowel would allow volatile components to escape quickly.

The Geosec report does not show sufficient detail to locate the UST excavation. However, a representative of Catellus recalled that the USTs were removed from an area adjacent to and west of carwash A (Plate 4)(T-8). No analyses were performed for VOCs or metals.

January 11, 1989: Property Transaction Environmental Assessment, 12140 Slauson Avenue by McLaren Environmental Engineering prepared for Catellus

McLaren prepared an environmental assessment report describing the original 40-acre property, surrounding area, agency contacts for site specific and neighboring property information, and descriptions of types of activities performed in the buildings onsite. The site inspection included the administration building, transformers, uniform and maintenance building, emissions control lab, front-end building, tune-up building, mechanical warranty building, warranty and parts building, paint building, body works building, car wash and detail building (includes 2 car washes), a third car wash, production control/port operations tower, quality control building, and the import installation facility. McLaren's review of agency files for the property indicated that the facility had been inspected by the Los Angeles County DHS and the Santa Fe Springs Fire Department.

McLaren stated in their report that they had reviewed a drawing dated July 7, 1973 that showed a fuel island in the southwest corner of the Central Property. Because there was no fuel island in that location, McLaren inspected the area for surficial evidence of the presence of fuel pumps or USTs. Other than an area of asphalt darker in color than the surrounding area, no evidence of a fuel island or USTs was found. The operations manager for Chrysler stated that to his recollection, no fuel island had existed at that location.

Based on the observations made at the site, agency contacts, and review of PIC and Converse reports, McLaren reached the following conclusions: (1) there is potential soil contamination in backfilled excavations related to the east UST in tank location T-1, in the location of clarifier CL-2, and two waste oil USTs in tank location T-5 (McLaren based this opinion on their review of the PIC report dated March 31, 1988); (2) oily stained soil was observed at the base of the hoist excavations in the mechanical warranty building (Building L) but TPH was

not detected in the soil samples collected (McLaren based this opinion on their own visual observations of oily soil and concrete and analytical data from soil samples from the hoist excavations); (3) soils beneath other hoist locations have the potential to be contaminated; (4) TCE was detected in the soil beneath the paint building; (5) there is a potential for soil contamination in former service pit locations, the carwash basement location, carwash sump location, and carwash conveyor belts and trenches; (6) there is a potential for contamination in soils underlying facility plumbing and drainage systems; and (7) because no observable evidence was found and the operator of the subject property did not know of its existence, the presence of a UST fuel island at the southwest corner of the property is unlikely.

McLaren mistakenly concluded that PIC had left concentrations of up to 7400 mg/kg TPH in the soil. PIC had returned to the property to remove additional soil and resample the excavations, however the findings in the PIC report were not presented in a manner that made this point clear. The analytical data presented by McLaren for soils from within the hoist excavations are not consistent with McLaren's visual observations of oily soils and concrete associated with the hoists.

<u>May 22, 1989: Preliminary Geotechnical Investigation by Converse Consultants prepared for Catellus</u>

Converse Consultants performed a preliminary geotechnical investigation at the original 40-acre property between March 14 and 17, 1989. The purpose of the investigation was to evaluate the subsurface soil conditions for geotechnical information prior to development. Therefore, not all of the borings were necessarily located in areas of former site activity. The investigation consisted of drilling 20 geotechnical soil borings (BH-1 through BH-20) throughout the property at five foot intervals to a depth of approximately 30 feet bgs throughout the site (Plate 4). All soil samples were screened in the field with an organic vapor analyzer (OVA). No total organic vapors were detected by the OVA. No other field evidence that would indicate soil contamination (such as soil staining or hydrocarbon odors) was noted on the boring logs. Soil samples from the upper 10 feet of sediments were found to consist of dense, moist silt to clay. At approximately 15 feet bgs, the soils grade from silt to fine sand. Groundwater was encountered at a depth of approximately 33 feet bgs during the investigation.

June 16, 1989: Preliminary Environmental Assessment by Converse Environmental Consultants prepared for Catellus (2)

Converse Consultants completed a preliminary environmental assessment for the original 40-acre property that included drilling and sampling soil borings to a depth of 20 feet bgs (Plate 3). These (eight) borings were included in the 20 borings described above for the May 22, 1989 Preliminary Geotechnical Investigation by Converse. Converse prepared separate reports, a geotechnical and an environmental report for the 20 borings. The eight environmental boring locations were located in areas of high use through the use of an aerial photograph taken in 1988 when Chrysler Nu Car Prep occupied the property. Seven of the eight borings were placed in the approximate former locations of USTs or clarifiers (Plate 3). Converse placed the eighth boring in the vicinity of what they described as a former car wash. Soil samples from borings BH-5, BH-9, BH-10, BH-13, BH-14, BH-15, BH-16, and BH-17 were analyzed for TPH by EPA method 8015 modified for gasoline. TPH was not detected in any of the samples.

Converse analyzed two soil samples collected from boring BH-9 (at the former location of clarifier CL-2) from depths of 5 and 10 feet bgs for halogenated volatile organic compounds by EPA method 8010. Converse selected this analytical method to evaluate for the presence of halogenated solvents which they believed may have been associated with carwashing and degreasing. Tetrachloroethylene (PCE) was detected in boring BH-9 at 5 and 10 feet bgs at concentrations of 570 and 55 μg/kg, respectively.

April 27, 1990: Property Assessment, Chrysler, 12140 Slauson Avenue, by McLaren Environmental Engineering

McLaren prepared a summary report of the site history and site investigations known to date for Catellus. McLaren suggested that: (1) the vertical extent of PCE contamination in soil in the vicinity of the car wash was unknown because no samples from below 10 feet bgs were analyzed; (2) based on a review of PIC and Converse reports, remediation of soils affected by TPH as a result of leaking USTs was complete; and (3) additional site characterization may be necessary to evaluate the extent of soil contaminated by chlorinated hydrocarbons to evaluate the potential for groundwater contamination as a result of past site activities.

December 28, 1990: Preliminary Soil and Groundwater Investigation by Converse Consultants (3)

An additional soil investigation and groundwater investigation was performed by Converse Consultants for Catellus to further investigate subsurface conditions in the vicinity of former clarifier CL-2 located adjacent to the former location of the body work building (Building G) (Plate 3)(This area was previously referred to by Converse as the former car wash building). Previous analytical results indicated the presence of PCE in two soil samples from boring BH-9. Converse sampled soil from 12 additional borings drilled in the vicinity of the former clarifier (BH-9A through BH-9L). Samples were analyzed from depths ranging from 10 to 30 feet bgs.

Analytical results presented in the report indicate that chlorinated hydrocarbons and petroleum compounds were present in the soil at varying depths in all but one (BH-9B) of the borings. Visibly stained dark-green to black soil was encountered from approximately five feet bgs to the base of the excavation below the groundwater table. Stained soils were subsequently excavated from beneath the former clarifier. The excavated area was approximately 25 feet by 25 feet by 33 feet deep and extended into groundwater. Soil samples S-1 through S-10 were collected from the excavation sidewalls and base and analyzed for VOCs and TPH. Analytical results indicated the presence of PCE (PCE concentrations ranged from 3.2 to 3,800 µg/kg) in each sample, TPH as high as 13,000 mg/kg in five of the seven samples, and the presence of other related compounds. Most of the soil samples were analyzed by EPA method 8010, some were analyzed by combined EPA methods 8010/8020.

Converse performed two soil vapor surveys at the site in December, 1990 and January, 1991. The December, 1990 survey consisted of sampling 24 points from a depth of approximately 4.5 feet bgs. The samples were screened with an Organic Vapor Analyzer (OVA) for total organics. The OVA is a field screening instrument that provides a crude measurement of total volatile components. No total volatiles were detected with the OVA. Five of the samples (N, R, V, W, and X) were also analyzed by EPA Method 8010 for halocarbons. PCE and DCE were detected in sample N. TCFM (Freon 11) was detected in samples N, R, V, and W. The second Converse soil vapor survey consisted of collecting five vapor samples from the vicinity of former clarifier CL-1 it had been removed. These five samples (VG-1, VG-2, VG-4, VG-6, and VG-8) were analyzed by EPA Methods 8010 and 8020 for VOCs. No VOCs were detected in the five samples.

In addition to the soil investigation, seven groundwater monitoring wells (GW-1 through GW-7 (Plate 3)) were installed and sampled in November-December 1990. Groundwater samples were analyzed for VOCs by EPA method 601. Chlorinated hydrocarbons including DCE, PCE, and TCE were found in all seven groundwater monitoring wells. Other chlorinated

compounds detected included TCA and TCFM. Benzene was found at 10 µg/l in the sample from GW-4. Concentrations of chemicals detected in groundwater are presented below as a range from the lowest to the highest detected concentration:

DCE - 4.2 in GW-6 to 1400 µg/l in GW-4,
PCE - 2.1 in GW-6 to 520 µg/l in GW-3,
TCE - 63.2 in GW-6 to 480 µg/l in GW-2,
TCA - detected in GW-3 (14 µg/l) and GW-4 (13 µg/l) only, and
TCFM - non detect in GW-6 to 310 µg/l in GW-3.

Converse concluded that VOCs and petroleum related hydrocarbons were found in the soils directly beneath and within the vicinity of the former clarifier and that ground water beneath the site in the vicinity of clarifier location CL-2 had been impacted by VOCs. The soils were found to be affected by VOCs and petroleum related hydrocarbons from approximately five feet bgs to 33 feet bgs where they were in contact with groundwater.

(4)

<u>September, 1991: Soil and Groundwater Investigation by Converse Consultants prepared for Catellus</u>

Information presented in this report principally summarizes data obtained during previous Converse investigations. Analytical data indicate that significant concentrations of TPH and chlorinated solvents were detected in soils underlying the former clarifier (clarifier location CL-2) located adjacent to the former body work building. TPH concentrations ranged up to 13,000 mg/kg for a sample collected at 22 feet bgs beneath the former clarifier. Trichloroethene (TCE), tetrachloroethene (PCE) and 1,1-dichloroethene (DCE) were detected in soil at maximum concentrations of 340 µg/kg, 3,800 µg/kg and 1,200 µg/kg, respectively. As a result, Converse Consultants excavated approximately 1,000 cubic yards of soils associated with the former clarifier. During the excavation process, visual evidence of soil staining was observed by field personnel and later confirmed by analytical testing to a depth of approximately 33 feet bgs. Analyses of soil indicated the following:

PCE detected in soils in vicinity of clarifier location CL-2 from 5 feet to 30 feet bgs;
1,1-DCE detected in soils from 10 to 30 feet bgs;
TCE detected in soils from 20 to 30 feet bgs; and
BTEX detected in soils from 10 to 30 feet bgs.

However, some soils that had been impacted by these chemicals were left in place in the vicinity of CL-2. The Converse data shows that lower concentrations of chlorinated solvents were detected in the soil samples collected from borings placed outside the limits of the

excavation.

Four additional monitoring wells (GW-8 through GW-11) were installed to provide information along the upgradient (western) side of the original 40-acre property. Groundwater elevation measurements indicated a groundwater gradient of 0.002 to the south-southwest.

Groundwater samples were collected from all eleven wells in January, 1991 and analyzed for VOCs by EPA methods 601/602. The results indicated the presence of the following VOCs:

- 1,1-DCE ranging from 4.2 in GW-6 to 1200 µg/l in GW-3;
- PCE ranging from 2.1 in GW-6 to 520 µg/l in GW-3;
- TCE ranging from 4.0 in GW-6 to 500 µg/l in GW-7;
- 1,1,1-TCA ranging from less than 0.5 µg/l (non-detectable) in GW-5, GW-6, GW-8 and GW-10 to 14 µg/l in GW-3; and
- Trichlorofluoromethane ranging from non-detectable in GW-6, GW-8, GW9, and GW-10 to 370 µg/l in GW-3.

The results also indicated the presence of low concentrations of benzene, toluene, ethylbenzene, and xylene (BTEX) in three wells upgradient of the property. Converse concluded that generally, the highest concentrations of VOCs were detected in monitoring well GW-3 (downgradient of clarifier location CL-2) and the lowest concentrations of VOCs were detected in monitoring well GW-6 (upgradient of the LaSalle Property).

January 10, 1992, Remedial Investigation Workplan, Central Property, Prepared by Dames & Moore for Catellus Development Corporation.

This workplan contains a summary of the work performed as of January 1992 at the Central Property. It also contains a detailed workplan for investigation of all former areas of the Central Property that have the potential to environmentally impact the soil. Catellus submitted this workplan to Chrysler.

October 25, 1994, Phase II Investigation, North Central Property, Prepared by Dames & Moore for Catellus Development Corporation.

The North Central Property is a parcel bounded by Slauson Avenue to the north, Beasor Drive on the west, Burke Street on the south and the Spicer Warehouse on the east. To provide a report

that Catellus could use so that the property could be developed. Dames & Moore performed a soil investigation onsite and sampled all of the monitoring wells on the North Central, Multitenant, and Central properties. Two wells located on the former LaSalle property to the east were also sampled for a total of 12 wells. Four borings were drilled to 25 feet bgs and sampled at 5 foot intervals. Twelve soil samples from depths of 5, 15, and 25 feet were analyzed for TPH by EPA Method 8015 and VOCs by EPA Methods 8010/8020. One soil sample from the vicinity of the former transformer was analyzed for PCBs. TPH and VOCs were not detected in the soils. PCBs were not detected in the one sample from the vicinity of the former transformer.

The groundwater data indicated the presence of VOCs in groundwater in all of the wells. Groundwater flows in a southerly direction across the site. The data indicate that groundwater in upgradient wells have been impacted by the same VOCs and at similar concentrations as those found in downgradient wells. There is no apparent onsite source of groundwater contamination and it is Dames & Moore's opinion that the VOCs in groundwater are due to offsite sources. Dames & Moore recommended that no further action was necessary.

As part of this project, several borings were placed around the former clarifier on the Central Property. These borings were drilled to approximately 25 feet bgs. Soil samples were analyzed for VOCs. Since this was the area in which elevated concentrations of PCE were previously detected, the presence of PCE was expected in the soil. The data indicated that in most samples, PCE was not present, or if detected, PCE was present in concentrations at the detection limit. Three of these borings were converted to monitoring wells. The data obtained from the wells is included in the report summarized above. Groundwater was approximately 26 feet bgs in this area. The overall direction of flow was to the south.

Summary of Remedial Action to Date

Remedial actions to date at the original 40-acre property have consisted of removal of soils from excavations associated with the removal of USTs, service pits, and clarifiers. Most of this soil was removed from the property concurrent with the removal of each underground feature. However, there is soil stockpiled on the Central Property as a result of Converse's excavation of the former clarifier.

PIC removed in excess of 1000 cubic yards of TPH contaminated soil from the original 40-acre property and disposed of it at a Class I facility. Soils were excavated for offsite disposal were removed from five locations (T-1, CL-2, T-5, T-6, and CL-5). The PIC report does not

indicate quantities of soil removed from each of the five excavations.

Converse removed approximately 1000 cubic yards of soil from the clarifier (CL-2) adjacent to the body work building. PIC had previously removed some soil from the same location and backfilled the excavation. The need for additional excavation by Converse was based on the results of analysis of soil samples from borings BH-9 through BH-9L. Soils excavated by Converse from the location of the former clarifier (CL-2) were found to be contaminated with chlorinated solvents, TPH, and toluene, ethylbenzene and xylene. However, soils impacted by lower concentrations of these chemicals were not excavated and remain in place. Soil removed from the clarifier excavation by Converse has been stored on the Central Property. One sample was collected from the stockpile (SP-S1) and analyzed by EPA method 8010/8020 indicated the presence of TPH (180 mg/kg), PCE (20 µg/kg), ethylbenzene (7.7 µg/kg), and xylene (95 µg/kg).

2.5 Current Land Use

Since the demolition of the New Car Preparation facility in 1988, the Central Property has not been further developed. Currently, a portion of the Central Property is fenced, has been graded relatively level, and is not used. Backfill soils have been stored onsite for use in future development. Excavated soils from clarifier CL-2 also remain onsite in an area separate from other stockpiled soil. According to available information, all known structures and below ground features such as USTs, and clarifiers, associated with former operations at the original 40-acre property have been removed. However, not all of the plumbing and sewer pipelines have been removed, as plumbing pipelines were visible within the excavation for clarifier CL-2 and there is no documentation of the removal available.

ADDITIONAL REPORTS

LaSalle property (Spicer)

May 10, 1991, Phase II Environmental Assessment, LaSalle Parcel, 12310 Slauson Avenue, prepared by Dames & Moore for Catellus Development Corporation.

Investigation of soils in areas formerly occupied by New Car Prep at the south end of the property and groundwater across entire property. Soils were not found to be impacted by former site operations. Groundwater was found to be impacted by chlorinated solvents. Dames & Moore did not recommend additional investigation.

December 13, 1991, Phase II Environmental Assessment Addendum, LaSalle Property, 12310 Slauson Avenue, prepared by Dames & Moore for Catellus Development Corproation.

This additional investigation was performed at the request of the lender through whom Catellus was financing the property. Additional soil investigation in the area of a former clarifier indicated that the soils had not been environmentally impacted by the former site use and that chlorinated solvents found in groundwater were not related to an onsite source. No additional investigation was recommended or performed.

MULTITENANT PROPERTY

September 4, 1991, Preliminary Site Assessment, Multitenant Property, prepared by Dames & Moore for Catellus Development Corporation.

This investigation concluded that current site use did not impact environmental conditions at the site. Previous site use and data obtained by Converse did indicate that the site may have been impacted by former uses. A tank farm was located onsite from the late 1920's through the mid-1940's. Recommendations were made to install an additional monitoring well at the south side of the property and investigate soil conditions throughout the site using a soil vapor survey. Borings were also recommended in the vicinity of monitoring well GW-10.

December 26, 1991, Phase II Environmental Assessment, Multitenant Property, prepared by Dames & Moore for Catellus Development Corporation.

The results of soil analyses from 14 boreholes throughout the property indicated that TPH was not detected in most soil samples. Ellevated concentrations of TPH were detected in one soil sample at the north side of the property. TPH was not detected in soil vapor. VOCs detected in soil vapor was indicative of groundwater conditions. VOCs were not detected in the soil samples. Groundwater was impacted by VOCs, however, no evidence for an onsite source was found. Dames & Moore recommended that the elevated concentrations of TPH be remediated. The soils in front of Sir Speedy Printing were remediated by excavating a hole approximately 40 feet by 40 feet by 15 feet deep.

DAMES & MOORE

We trust that this information is satisfactory. Please call if you need additional information or assistance.

Yours truly,
DAMES & MOORE

Debbie Stott
Senior Geologist

James E. McNally
Associate

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CATELLUS

January 4, 1991

Mr. Robert Ghirelli
Executive Officer
Regional Water Quality Control Board
for the Los Angeles Region
101 Centre Plaza Drive
Monterey Park, CA 91754

Mr. William Jones, Chief
Enforcement/Site Mitigation Units
Hazardous Materials Control Program
Los Angeles County Department
of Health Services
2615 S. Grand Avenue, Room 607
Los Angles, CA 90007

RE: Former Chrysler New Car Preparation Plant
12140 Slauson Avenue
Santa Fe Springs, California

Gentlemen:

This letter and the attached data from Converse Environmental Consultants ("Converse") are submitted on behalf of Catellus Development Corporation ("Catellus"), the owner of the real property at 12140 Slauson Avenue in Santa Fe Springs, California (the "Property"). The purpose of this letter is to inform you of the recent discovery of halogenated, aromatic and other petroleum hydrocarbons in soil and groundwater at the Property.

Catellus and its predecessors have owned the Property for more than 25 years. In the early 1960's, General Motors leased the Property for purposes of conducting car preparation operations. In 1967, Chrysler Corporation began leasing the Property for the same new car preparation purposes. Chrysler's lease was terminated in 1988.

While conducting an environmental due diligence investigation preliminary to construction on the Property, Catellus' environmental consultant, Converse, found stained soils directly beneath and extending outward from the site of a former underground concrete "clarifier" installed and operated by Chrysler. The clarifier was reportedly used by Chrysler in conjunction with Chrysler's auto body repair shop. The underground clarifier was removed by Chrysler in 1988.

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As a result of the discovery of visibly stained soils with a chemical odor, Converse installed soil borings beneath and adjacent to the former clarifier site. The analytical results indicated the presence of halogenated and petroleum hydrocarbons in the soil. Converse subsequently installed three groundwater monitoring wells, two upgradient of the clarifier site and one downgradient. All three wells (including the upgradient wells) revealed the presence of 1, 1 - Dichloroethene, Tetrachloroethene, Trichloroethene, and other chemicals in the groundwater. After obtaining these groundwater data, Converse installed and obtained samples from four additional groundwater monitoring wells. The results of the soil and groundwater sampling conducted by Converse are contained in the attachment.

Based on the investigation performed by Converse, it appears that operations by Chrysler are the cause of the halogenated, aromatic and other petroleum hydrocarbons in soil directly beneath and extending outward from the location of the former clarifier. Converse has concluded that groundwater has been impacted by the chemicals found in the soil.

We have asked Converse to prepare a workplan which contains specific recommendations for further site characterization work. As soon as this workplan is prepared, we will send you a copy for review and comment. In the interim, we would be pleased to meet with you or your staff to discuss our findings.

If you have any questions or need further information, please do not hesitate to call me at (415) 974-4617.

Sincerely,

Ric Notini

Ric Notini
Director of Environmental Services

RLN/enm.ghirelli

Attachment

cc: Mr. Jerry Schimke, Chief
Hazardous Materials
Office of Emergency Services
2800 Meadowview Road
Sacramento, CA 95832

CONVERSE ENVIRONMENTAL WEST

3393 East Foothill Boulevard, Suite B
Pasadena, California 91107-3112

Telephone (818) 796-8200
FAX (818) 351-1060

A 11

RECEIVED
NOV 28 1990

November 27, 1990

Mr. David Dyke
Construction Manager
Catellus Development Corporation
3230 East Imperial Highway
Brea, California 92621

RECEIVED
90 DEC 15 PM 2:00
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
LOS ANGELES REGION

Subject: **STATUS OF CONTAMINATED SOIL ENCOUNTERED DURING SEWER LINE EXCAVATION INDUSTRIAL PARK 12140 Slauson Avenue Santa Fe Springs, California**
CEW Project No. 89-41-130-02

Dear Mr. Dyke:

This letter transmits the results of laboratory analysis performed on soil samples collected from the contaminated soil stockpile created during the above-referenced sewer line excavation.

A total of nine soil samples were collected from approximately two feet below the surface of the stockpiled soil. The nine soil samples were composited into three samples for laboratory analysis by U.S. Environmental Protection Agency (U.S. EPA) Method 418.1, which is suitable for detecting petroleum hydrocarbons in soil, and U.S. EPA Method 8020, which is suitable for detecting volatile organic compounds in soil. STEX only

Results of laboratory analysis indicate the presence of petroleum hydrocarbons in amounts varying from 160 milligrams per kilogram (mg/kg) to 370 mg/kg with an average of 243 mg/kg (one mg/kg is approximately equal to one part per million, ppm).

Based on the results of the laboratory analysis, it is the opinion of Converse Environmental West (CEW) that the stockpiled soil in question can be disposed of as a non-hazardous material, under existing environmental regulations.

Should you have any questions concerning the laboratory results, please contact us at (818) 796-8200.

Sincerely,

CONVERSE ENVIRONMENTAL WEST

Hugh A. Rose

Hugh A. Rose, REA
Project Director

Enc: Analytical Results

Converse Envirolab
169 North Halstead Street, Pasadena, California 91107-3127

Telephone (818) 351-2330
FAX (818) 568-9165

Oct. 17, 1990

PROJECT/CLIENT : CATELLUS
PROJECT ENG./MGR.: Russell Keenan

PROJECT NO. :89-41-130-02
ENVIROLAB NO. :90-71-10-161

Subject : Analysis of Samples

On Oct. 16, 1990, 3 sample(s) was/were delivered to the laboratory for analysis. The sample(s) was/were analyzed using the following methods:

418.1
8020

The report was approved on Oct. 17, 1990.
The results which were obtained are listed in the attached table(s).

George Colovos, Ph.D.
Laboratory Director

Converse Envirolab
169 North Halstead Street, Pasadena, California 91107-3127

Telephone (818) 351-2330
FAX (818) 568-9165

Project/Client	: CATELLUS	Report Date	: Oct 17, 1990
Project No.	: 89-41-130-02	Date Approved	: Oct 17, 1990
Project Eng/Mgr	: Russell Keenan	Date Received	: Oct 16, 1990
Envirolab No.	: 90-71-10-161	Date Sampled	: Oct 16, 1990

Analysis by Method 418.1

Sample ID:	161-01	161-02	161-03	DL
Client Sample ID	SP-1	SP-2	SP-3	
Batch Number	Q289R401	Q289R401	Q289R401	
Petrol Hydrocarbons	370.0	200.0	160.0	10.0

REMARKS:
161-01: DL = 2

Units: mg/kg
DL : Detection Limits
N.D. : Not Detected

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The Converse Professional Group

Converse Envirolab
169 North Halstead Street, Pasadena, California 91107-3127

Telephone (818) 351-2330
FAX (818) 568-9165

Project/Client : CATELLUS
Project No. : 89-41-130-02
Project Eng/Mgr: Russell Keenan
Envirolab No. : 90-71-10-161

Report Date : Oct 17, 1990
Date Approved : Oct 17, 1990
Date Received : Oct 16, 1990
Date Sampled : Oct 16, 1990

Analysis by Method 8020

Sample ID:	161-01	161-02	161-03	DL
Client Sample ID	SP-1	SP-2	SP-3	
Batch Number	Q290G071	Q290G071	Q290G071	
Benzene	N.D.	N.D.	N.D.	0.5
Chlorobenzene	N.D.	N.D.	N.D.	0.5
1,2-Dichlorobenzene	N.D.	N.D.	N.D.	0.5
1,3-Dichlorobenzene	N.D.	N.D.	N.D.	0.5
1,4-Dichlorobenzene	N.D.	N.D.	N.D.	0.5
Ethylbenzene	N.D.	N.D.	N.D.	0.5
Toluene	N.D.	N.D.	N.D.	0.5
Xylenes	N.D.	N.D.	N.D.	0.5

Units: mg/kg
DL : Detection Limits
N.D. : Not Detected

Reviewed by:

Approved by:

George Colovos, Ph.D
Laboratory Director

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The Converse Professional Group

Converse Envirolab
169 North Halstead Street, Pasadena, California 91107-3127
Telephone (818) 568-2807

CHAIN OF CUSTODY RECORD

Envirolab Log Number 90-71-IC-161

Project Name: Catellus/Santa Fe Springs	Project Number: 89-41-130-02
Project Location: Santa Fe Springs	Phone Number: X297
Project Manager: RJK	Sample Collector: RJK

Lab sample number	Date sampled	Time sampled	Matrix	Sample identification	Comp. Instr.	8020	418.1	ppm	ppm				Remarks
1	10/16/90	0950	Soil	SP-1		X	X						RUSH 24 Hr Rush
2	↓	0955	↓	SP-2		X	X						Verbal Results
3	↓	1000	↓	SP-3		X	X						by Noun 10/17/90
													Report To RJK by
													5:00pm 10/17/90

	Signature	Print Name	Company	Date	Time
Relinquished by	Russell Keenan	Russell Keenan	CEW 41	10/16/90	1040
Received by	Roan McRae	Roan McRae	ENVIROLAB	10/16/90	10:40
Relinquished by					
Received by					
Relinquished by					
Received by					